



COUNCIL DISTRICT 1 PLAN IMPLEMENTATION COMMITTEE

Jeff Barrett – Jeff Bennett – Tiffany Mangum – Scott Miller

Sushil Prakash – Jackie Ryle – Jasdeep Sidhu – Geri Yang-Johnson
SPECIAL MEETING AGENDA

TUESDAY, SEPTEMBER 29, 2015 - 4:00 P.M.

Meeting Room 3039, Third Floor-North, Fresno City Hall
2600 Fresno Street, Fresno, California 93721-3604

1. ROLL CALL

2. APPROVAL OF AGENDA

3. PROJECT REVIEW – CONTINUED ITEM

a. NONE

4. PROJECT REVIEW – NEW ITEMS

- a. **Conditional Use Permit Application No. C-15-109** was filed by Lito Bucu, of the City of Fresno Water Division and pertains to ± 1.0 acre of property located on the east side of North Fruit Avenue between West Dakota and West Ashlan Avenues adjacent to the Burlington Northern Santa Fe Railroad tracks. The applicant requests authorization to drill and operate a municipal water well (City Water Pump Station No. 210A), construct an equipment building and install a 7-foot high metal fence with perimeter landscaping to screen equipment and treatment facilities, and construct public works improvements; and future construction of water remediation facilities and treatment systems for various contaminants. The property is zoned R-2 (*Low Density Multiple Family Residential*).

APN: 434-020-06T
Fruit

ADDRESS: 4104 North

<http://m3.fresno.gov/upload/files/48505740/C15109electronicrouting.pdf> (click on bookmarks to navigate).

- b. **Conditional Use Permit Application No. C-15-134-HSR** was filed by Craig Harmon and pertains to ± 0.27 acre of property located on the north side of East Olive Avenue between North College and North Popular Avenues in the historic Tower District. The applicant proposes the conversion of an existing vacant building to a gymnasium-- Harmon Gymnasium--and the establishment of a members' only health and fitness club. The property is zoned C-P (*Administrative and Professional Office*).

APN: 451-273-23

ADDRESS: 1133 East Olive

Avenue <http://m3.fresno.gov/upload/files/81649325/C15134electronicrouting.pdf>
(click on bookmarks to navigate).

- c. The Development Code.** The Development Code, also known as the Zoning Ordinance, is the DNA of the city. It provides rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where are retail businesses allowed? Where can they be mixed together? The Development Code establishes these rules. In December of 2014, the City Council adopted a new [General Plan](#), which is the grand vision for Fresno's next twenty years. The Development Code is an essential tool for implementing this vision, but it hasn't been updated since the early 1960s. Tastes and needs have changed over the past five decades, and the Development Code should change with them. Although there have been several piecemeal efforts to make modifications since the [current Code](#) was adopted in 1962, such amendments have resulted in a fragmented code that is often difficult to comprehend. A fresh start is in order. The new code will reflect contemporary planning and business practices, and will set clear but fair criteria for new development. Proposals which conform to the new vision will have a streamlined approval process, which will boost economic development, and infill has never been as feasible in Fresno as it will be under the new Development Code, ensuring that we grow inward as well as outward in the coming years. **CITYWIDE**

The Draft Development Code can be downloaded at the link below:

<http://www.fresno.gov/code>

4. STAFF INFORMATIONAL REPORT

5. PUBLIC COMMENTS

6. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT